



**Wednesday, February 1, 2023  
Planning Commission**

**Planning Commission Agenda**

**PUBLIC NOTICE** is hereby given that the Planning Commission of Spanish Fork, Utah, will hold a meeting at the City Council Chambers, 40 South Main Street, Spanish Fork, Utah, with a work session commencing at 5:30 p.m. and Planning Commission Meeting commencing at 6:00 p.m. on February 1, 2023.

**Planning Commissioners**

**John Mendenhall  
Todd Mitchell  
Shauna Warnick  
Joseph Earnest  
Michelle Carroll  
Mike Clayson**

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**1. 5:30pm Work Session - No formal actions are taken in a work session.**

**2. 6:00pm Planning Commission Meeting.**

**3. Minutes**

<b>Subject</b>	<b>A. January 4, 2023</b>
Meeting	Feb 1, 2023 - Planning Commission
Category	3. Minutes
Access	Public
Type	Action, Minutes

File Attachments  
[minutes.planningcommission.1-4-2023.pdf \(2,307 KB\)](#)

**4. Title 15 Amendments (Public Hearing)**

<b>Subject</b>	<b>A. TITLE 15 AMENDMENTS - LANDSCAPING. The proposal involves various amendments to Municipal Code regarding Title 15 landscaping requirements.</b>
Meeting	Feb 1, 2023 - Planning Commission
Category	4. Title 15 Amendments (Public Hearing)

Access Public  
Type Action, Discussion

File Attachments  
memo.landscaping.1-17-2023.pdf (4,634 KB)

## 5. Concept Review

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**Subject** A. VESTA TOWNHOMES.  
Meeting Feb 1, 2023 - Planning Commission  
Category 5. Concept Review  
Access Public  
Type Discussion

## 6. Discussion

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**Subject** A. MIXED USE ZONE.  
Meeting Feb 1, 2023 - Planning Commission  
Category 6. Discussion  
Access Public  
Type Discussion

**Subject** B. ANNEXATION POLICY PLAN.  
Meeting Feb 1, 2023 - Planning Commission  
Category 6. Discussion  
Access Public  
Type Discussion

**Subject** C. PARKING REQUIREMENTS.  
Meeting Feb 1, 2023 - Planning Commission  
Category 6. Discussion  
Access Public  
Type Discussion

**Subject** D. ZONING MAP REVIEW.  
Meeting Feb 1, 2023 - Planning Commission  
Category 6. Discussion

Access Public  
Type Discussion

## **7. Other Business**

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**Subject** **A. PLANNING COMMISSION WORK PROGRAM.**

Meeting Feb 1, 2023 - Planning Commission

Category 7. Other Business

Access Public

Type Discussion

## **8. Adjourn**

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Draft Minutes  
Spanish Fork City Planning Commission  
40 South Main Street  
Spanish Fork, Utah  
January 4, 2023

**Commission Members Present:** Chairman Todd Mitchell, Commissioners John Mendenhall, Shauna Warnick, Joseph Earnest. **Absent:** Commissioner Michell Carroll.

**Staff Members Present:** Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; Michael Clark, Engineering; Ana Burgi, Assistant City Attorney; Jackson Dille, Planning Intern.

**Citizens Present:** Brian Gabler, Aubrey Larsen, Mark Vlastic, Dave Schiess, John Bankhead

### WORK SESSION

Selections made for Planning Commission meetings in 2023 include Todd Mitchell as Chairman and John Mendenhall as Vice Chairman.

No other action taken during the work session.

### PLANNING COMMISSION MEETING

Vice Chairman Mendenhall called the meeting to order at 6:05 p.m.

### PRELIMINARY ACTIVITIES

#### **Pledge of Allegiance**

Commissioner Earnest led the pledge.

Vice chairman Commissioner Mendenhall explained that Chairman Jesse Cardon was appointed to the City Council and Chairman Todd Mitchell has been voted as new Chairman for the Commission.

## MINUTES

December 7, 2022

Commissioner Warnick moved to approve the minutes from December 7, 2022.

Commissioner Earnest seconded and the motion passed all in favor.

## CONDITIONAL USE APPROVALS

### 150 SOUTH 2022 AT&T CELL TOWER MODIFICATION

Brandon Snyder explained both cell tower proposals are similar in nature. Both involve swapping out antennae and upgrading equipment at the base of the tower. The DRC has recommended approval.

Commissioner Warnick asked why there is a need for a Conditional Use approval to be approved every time equipment is updated.

Brandon Snyder said it's based on the current language of City Code; since an increase in equipment is involved that allows the Planning Commission to evaluate to review if there is an increased impact.

Commissioner Warnick asked if this proposal would have an impact.

Brandon Snyder said no.

Chairman Mitchell opened the public hearing at 6:11 p.m.

There was no public comment.

Chairman Mitchell closed the public hearing at 6:11 p.m.

Commissioner Earnest said he suggests that staff change code so these only come up when a change in impact is expected.

Commissioner Warnick agreed with Commissioner Earnest's comment.

Brandon Snyder said staff discussed it with the city attorney and language regarding impact is difficult to define.

Chairman Mitchell said only one citizen has come to a public meeting for one of these Conditional Use approval public hearings and they only asked about what the change entailed.

Commissioner Mendenhall said some people came to complain about construction noise once, but maybe staff could deal with that. He said we need to make sure we don't run into problems with public hearing requirements.

Commissioner Earnest **moved** to approve the 150 South 2022 AT&T Cell Tower Modification Conditional Use approval request based on the following findings and conditions.

Findings:

1. That the project conforms to the City's General Plan Land Use Designation and Zoning Map.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

Commissioner Mendenhall **seconded** and the motion **passed** all in favor.

### 300 EAST 2022 AT&T CELL TOWER MODIFICATION

Brandon Snyder presented the proposal.

Discussion ensued regarding language for the code which could require a public hearing for this proposal, but not the previous application.

Commissioner Warnick said she is grateful for companies that keep upgrading cell towers.

Chairman Mitchell opened the public hearing at 6:16 p.m.

There was no public comment.

Chairman Mitchell closed the public hearing at 6:16 p.m.

Commissioner Earnest **moved** to approve the 300 East 2022 AT&T Cell Tower Modification Conditional Use approval based on the following findings and conditions.

Findings:

1. That the project conforms to the City's General Plan Land Use Designation and Zoning Map.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

Commissioner Warnick **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT

**WILLOWBROOK COMMERCIAL SUBDIVISION**

Dave Anderson rose to express staff's sorrow at the passing of Nathan Ricks, who had worked with Dave Schiess on this project.

Brandon Snyder explained that this is a reapproval of the subdivision proposal. He showed the plans provided by the applicant. The main focus is the approval of the lot layout for the preliminary plat.

Commissioner Warnick asked if there is only one access to the property.

Brandon Snyder said yes, it will be a shared access.

Commissioner Mendenhall asked if Lowes is the neighbor to the North.

Brandon Snyder said yes.

Commissioner Warnick asked why there is a need to re-approve the proposal.

Brandon Snyder said City preliminary plat approval has an expiration date of 2 years, once that expires reapproval must be obtained to move forward.

Commissioner Mendenhall asked if there is a trail running through the property.

Brandon Snyder said yes, the trail does go through the site near the wetlands.

Chairman Mitchell asked about the wetlands on the property.

Brandon Snyder said they will be protected and preserved.

Commissioner Earnest asked if there is a masonry wall to the south.

Brandon Snyder said no, it would not be required.

Commissioner Earnest asked if lighting is required along the trail.

Dave Anderson said it's not required but could be in the future.

Commissioner Earnest expressed some concern about having a dark isolated trail.

Michael Clark said it will be lit well by the adjacent building and parking lot lights.

Dave Anderson said the zoning map boundaries in the area are not accurately shown on the image, but will be adjusted to show accurate intent.

Dave Scheiss said they bought the property 30 years ago and did not want any landfill as part of their site. The reason for the jigsaw property is that a portion had some trash and they changed the lot lines to not have any trash on their site.

Commissioner Mendenhall asked about the portion of the property that juts out from the main boundary.

Commissioner Warnick asked if it was part of wetlands.

Dave Scheiss said no, they have no plans for it, it is not part of this development.

Commissioner Mendenhall **moved** to approve the Willowbrook Commercial Subdivision Preliminary Plat based on the following findings and conditions.

Findings:

1. That the application conforms to the City's Zoning Map.

Conditions:

1. That the applicant meets the City's Construction Standards and zoning requirements.
2. That the applicant addresses any red-lines.
3. That the applicant follows the City's adopted environmental regulations ordinance.

Commissioner Warnick **seconded** and the motion **passed** all in favor.

## TITLE 15 AMENDMENTS

### TITLE 15 AMENDMENTS - LANDSCAPING

Dave Anderson explained the proposed changes. These changes have been reviewed and refined for months. These changes are meant to help address drought conditions. The City has started getting pushback from businesses not wanting to follow landscaping requirements that require water-intensive landscaping such as turf grass. There has been much discussion about what should be allowed. The DRC recommended approval on these changes today. This would not change what single-family house owners could do with their lots. It's a different approach for different developments. Dave Anderson said this could make Spanish Fork a leader in water management.

Chairman Mitchell sought to clarify if Spanish Fork has adequate water rights.

Dave Anderson said that this is part of being good citizens of a broader community, and that this is about responsible use of a valuable resource.

Chairman Mitchell asked if some consequences may be viewed negatively by community members.

Dave Anderson said efforts have been taken to avoid that.

Commissioner Earnest asked about zeroscaping.

Dave Anderson said zeroscape which entails all rock will not be allowed, but xeriscape, which encourages local water wise plants, will be encouraged.

Chairman Mitchell asked about how this would affect the amenities of multi-family development.

Mark Vlasic said developments would have a water budget, so they could still have fields for recreation, they would just have to save water elsewhere.

Commissioner Warnick asked if the language saying "all project types" includes single-family homes.

Mark Vlasic said this applies to all project types.

Dave Anderson said the language says these practices are recommended for single-family homes, but not required. The zeroscaping is not allowed.

Commissioner Warnick asked about enforcement.

Dave Anderson said the City has not been aggressive with code enforcement.

Discussion continued regarding what is encouraged, what is required, and what applies to single-family homes.

Commissioner Warnick suggested sending out flyers to educate on water wise landscaping.

Commissioner Mendenhall said that type of education push has been pursued in Utah before. He clarified that lawn is still allowed in park strips, as long as it's at a grade less than 25%.

Dave Anderson said they will make the language more clear and simple.

Mark Vlasic said in addition to the ordinances, they have prepared design guidelines for single-family homes.

Commissioner Mendenhall said this should be given near the building permit for new construction.

Dave Anderson said encouraging people through design guidelines is an important part of this effort. They want to make sure people know that there is another way to make their lawns beautiful. Many things that the city does are reactive, they want to be proactive about a positive message.

Commissioner Warnick said as a homeowner, getting something in the mail could encourage her to be more waterwise.

Commissioner Mendenhall said the Utah Water Conservatory used to do water audits, and Spanish Fork installed more responsible sprinkler heads. He said the CUP could maybe help with water conservation efforts. He said that whatever you put down requires maintenance, even rock.

Mark Vlasic gave a presentation about the new requirements. He mentioned that cities that have implemented xeriscaping have turned away from it, they want to ensure beautification. The main components are updated requirements, a shade tree list, and design guidelines. A big portion of this plan is that the requirements for single-family homes are left largely the same. This plan would implement a maximum amount of water that the site can use, similar to a farmer's water budget. This will require a landscape architect to ensure compliance with water budget and irrigation designs.

Commissioner Earnest asked if landscapers are qualified for that.

Mark Vlasic said yes, knowledge of these matters is part of the qualifications for certification.

Chairman Mitchell asked for clarification on who this applies to.

Dave Anderson said anything more than a twinhome.

Mark Vlasic said a goal is to help have a unified look in the city and beef up the existing urban forest. It's not to say you can't have any turf grass, just that you have to design your layout to meet your water budget.

Commissioner Earnest asked Dave Anderson if variances would be allowed. If an amenity does not meet the water budget, would an MPD solve that.

Dave Anderson said these regulations don't apply to parks or cemeteries, it might make sense to write into the code that there can be exemptions for similar uses.

Mark Vlasic said that a park wouldn't be counted as part of the water budget. He said part of the recommendation is encouraging the Localscapes five-step process for single and twin homes. He continued through the presentation of what would be required.

Commissioner Warnick asked about artificial turf.

Dave Anderson said not allowed today.

Mark Vlasic said the requirements will streamline and beef up the existing street tree codes. He said they have included sample drawings of what landscaping plans implementing xeriscaping could look like. This has not been done in other communities.

Commissioner Earnest asked what is unique about this.

Mark Vlastic said providing sample drawings is what is unique and could be very helpful. He went through the new shade tree list. He said it is the most thorough he has seen in Utah.

Aubrey Larsen presented on the residential design guidebook. She walked through the five steps in the Localscapes process. There are also seven principles provided by Utah State University regarding water wise landscaping.

Commissioner Earnest said it would be nice if this was on the City website. He wishes he had more of this information when he bought his home.

Chairman Mitchell said he likes the management of space in the example.

Dave Anderson said they could have Aubrey Larsen and Mark Vlastic on SFCN to do a quick segment about water-wise landscaping.

Commissioner Warnick said some of these principles could be sent in the City's mailer.

Chairman Mitchell opened the public hearing at 7:36 p.m.

There was no public comment.

Chairman Mitchell closed the public hearing at 7:36 p.m.

Commissioner Earnest said he wants to read the code again before their next meeting.

Chairman Mitchell said Dave Anderson provided this a month ago. He asked if Dave Anderson wants it before the Council this month.

Dave Anderson said it's not imperative, but would be nice.

Chairman Mitchell said he's torn on passing it on or digging into it more.

Commissioner Mendenhall asked if a cost will be associated with these requirements, will it be part of the building permit process.

Dave Anderson said the cost would be borne by applicants, but there would not be a change between the inspections they do now and the inspections they would do.

Commissioner Earnest asked about how out of the ordinary it is to require water use tables.

Dave Anderson said they will make sure it is not a huge change.

Commissioner Mendenhall asked how big of a change this is from what's being done now.

Dave Anderson said the approach is very different but the vehicle is the same.

Commissioner Earnest said the tie to historical water use for the land is interesting.

Commissioner Mendenhall said he approves of the approach.

Chairman Mitchell said this would incur cost in the situation of small multi-family developments that now have to hire a landscape architect.

Dave Anderson said they can tweak that if they want.

Chairman Mitchell said it's not necessarily bad.

Commissioner Warnick said she likes having a month to review it and go into project-by-project requirements.

Dave Anderson said now is a good time to review this, as no one is likely redoing their landscaping right now.

Chairman Mitchell said they should table the proposal to review it further.

Commissioner Warnick motioned to continue the Title 15 Amendments proposal until February.

Commissioner Earnest second and the motion passed to continue all in favor.

Commissioner Warnick thanked Mark Vlasic and Aubrey Larsen for their time.

### **CONCEPT REVIEW**

### **VESTA CONCEPT REVISED**

Dave Anderson said that the Planning Commission was able to visit this site tonight. Staff is still looking for the Planning Commission's thoughts on residential development in this area.

Commissioner Earnest shared conclusions from the site visit. He said he would love to see it both ways, or even a combination of townhomes and single-family lots. The biggest issue is access. One thought was to widen the existing road, another thought was to have a different road for the industrial area, or an access to the west.

Chairman Mitchell said the lots there are beautiful and the berm would separate it well. He thinks the units will sell quickly. He shares concerns about access.

John Bankhead with Vesta Partners thanked the Commission for their feedback and time taken to visit the site. He wanted to talk through some issues, like access. He is not thrilled about the industrial piece. They have discussed with Michael Clark having a lower road that goes up from Powerhouse Road and would be a really nice entrance to the site. That would be expensive and would need to be distributed across the units. They also don't have a sewer line nearby.

Commissioner Mendenhall said the views here are nice and it's a premium area for development. The road would be expensive for this many units.

John Bankhead said the road to connect to Powerhouse Road is estimated to cost around a million and half dollars. They are open to a mix of unit types. There will be retention walls.

Commissioner Mendenhall said it's a great opportunity to build something that everyone can be proud of.

John Bankhead asked the Commission's thoughts on access.

Warnick said she likes this plan for the lower road.

Commissioner Earnest said he liked that proposal more than what he had talked about earlier.

Chairman Mitchell asked what the truck traffic is.

John Bankhead said there was max 180 at the peak hour, including residential and otherwise. They want the other road so people don't feel like they're coming home to an industrial park.

Discussion ensued regarding access to the site.

Michael Clark said there's plenty of room for their proposal.

Commissioner Mendenhall said he has concerns about traffic backing up on the intersection of Powerhouse Road and Highway 6.

John Bankhead said industrial traffic would add much more than residential in this area.

Michael Clark said he talked to the traffic engineer today, there's not a lot of data on the intersection. If semis are backed up, left turns onto Powerhouse Road could be blind from this road.

Commissioner Mendenhall asked if they had reached out to the canal company.

John Bankhead said he wanted to see if this plan was possible before he reached out to the canal about possibilities. He thanked the commission for their feedback.

Discussion ensued regarding design. The consensus was that the design should enable views over the valley.

Michael Clark asked if there is a density John Bankhead should aim for.

Commissioner Mendenhall said quarter acre minimums for single-family homes.

Dave Anderson said discussing what designs could work in the area should drive the conversation and the density number should follow that.

John Bankhead thanked the commission again for their time.

Brandon Snyder was excused from the meeting.

## **DISCUSSION**

### **PARKING REQUIREMENTS**

Dave Anderson mentioned that a BYU class will spend the next semester studying parking requirements for the City. Dave Anderson thinks this will involve a review of Spanish Fork's parking requirements and parking requirements in neighboring cities, as well as cities around the country. This could also entail site specific analysis such as night visits to analyze parking sufficiency, as well as a literature review on parking best practices.

Chairman Mitchell said he would like this to be site specific, knowing what's going on in other cities doesn't seem as important. He likes to know what works in other cities but thinks Spanish Fork has more trucks per capita than most surrounding towns.

Commissioner Mendenhall said he wants to make sure no student communities are included.

Chairman Mitchell said he wants to make sure there is no bias in the review.

Dave Anderson said he will make sure the sources are unbiased.

Commissioner Mendenhall said they love students but they aren't in our demographic. Cars are used more heavily in Spanish Fork.

Chairman Mitchell said people don't use transit here.

Commissioner Mendenhall said we can't get too offhand on places where transportation, or the cost of transportation is different.

Chairman Mitchell said this project is a good opportunity.

Dave Anderson said they have had success in the past and failure in the past due to lack of clear expectations.

Commissioner Earnest said there would have to be a large number of cities to study what other people do. He likes the site-specific stuff. He thinks multi-family may be different site by site. He suspects some requirements, such as using a garage for storage, may be skirted. He is interested in seeing what has failed and why.

Dave Anderson said part of the project is developing clear methodology.

Chairman Mitchell said he was involved in a project where methodology was pitched to the client and he thinks it should work that way.

Dave Anderson said this should be viewed as a job. Part of the methodology could be a survey to townhome owners about how their garage is used and what parking is like.

Commissioner Mendenhall said the fact is Spanish Fork has a problem. He would like to see a development that has too much parking. Too many are parking on the road.

Commissioner Earnest asked if street parking is always bad, in the Legacy Farms development there is street parking that works well.

Commissioner Mendenhall said he thinks street parking is always a problem, though Legacy Farms is better than other areas.

Commissioner Earnest said Legacy Farms works because the driveways are long and fit cars. The buildings are large and have more room for street parking.

Chairman Mitchell asked what feedback or input Dave Anderson wants from them.

Dave Anderson said he wants their thoughts, wants to see if a commissioner would be available to talk to the students.

Commissioner Mendenhall is grateful the example of legacy farms was brought up.

## OTHER BUSINESS

### **PLANNING COMMISSION WORK PROGRAM**

Dave Anderson said throughout his career they have had a work program on things to study, such as landscape requirements or recommendations for downtown. He asked what they would add to that list for this year.

Commissioner Earnest mentioned the general plan.

Commissioner Warnick said affordable housing.

Chairman Mitchell asked what Commissioner Warnick means by affordable housing because residents might not be concerned about affordable housing.

Commissioner Warnick said there is pressure to allow for affordable housing, and would like to hear about additional avenues for affordable housing.

Commissioner Earnest said he would like to see product type designs be the most desired designs so the city stays rented out during a recession. He wants design guidelines reviewed to ensure top quality design from the get go. They could explore designs that are approved by right. He wants the same for retail and industrial.

Commissioner Mendenhall asked if this will come about more when transportation is built out and high density designs are needed.

Chairman Mitchell said there are micro units that fit density into smaller designs.

Commissioner Mendenhall said we're looking at townhomes now, but that might change in the future. He asked if anyone has concerns about the boxy buildings coming up all over the West.

Chairman Mitchell asked about how prepared we are for the future interchange and Frontrunner station.

Dave Anderson said that's called a station area plan, and will probably be started in 2024.

Chairman Mitchell said some lessons learned from other communities' stations could be helpful. TDR's might be needed for station areas.

Dave Anderson said he has spoken with the City Manager and City Attorney about examining where TDR's are at. There are some underlying premises about density bonuses of the TDR program that need to be reexamined.

Discussion continued regarding the TDR program.

Discussion ensued regarding what an examination of affordable housing could look like.

Commissioner Mendenhall said these goals are important to pursue.

Commissioner Warnick moved to adjourn the meeting.

Commissioner Earnest seconded and the motion passed all in favor.

Adopted:

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Jackson Dille  
Planning Intern

**TO:** Community Development Department

**FROM:** Dave Anderson, AICP

**DATE:** January 17, 2023

**RE:** Updated Landscape Requirements Proposal

Landmark Design has been working for the past several months to develop new landscape requirements for various situations and types of developments. This correspondence includes an updated version of the proposed landscape requirements and proposed changes to related portions of the Municipal Code. Also attached to this memorandum is a proposed Street and Shade Tree List and Residential Guidebook. Updates made to the included changes we made in an attempt to reflect comments provided during the January Planning Commission meeting.

Several distinct factors led staff to believe a proposal of this nature was needed. Those factors include the following:

- long-lasting drought conditions;
- requests, most from businesses, to be allowed to install different landscaping than what the City currently requires;
- concerns about how deviating from the current requirements would lead to ugly/unmaintained sites in the City;
- efforts from other entities to encourage or mandate reductions in water use.

In my view, the highlights of the proposed changes include the following:

- they would create distinct processes and requirements for single-family homes on individual lots and other land uses;
- they would leave the requirements for single-family homes on individual lots nearly, if not entirely, the same as they are today.
- they would change the submittal and improvement requirements for non-residential and multi-family developments;
- landscaping plans and landscape improvements for non-residential and multi-family developments would be based on a maximum amount of water that a site would be allowed to use.

#### **15.4.16 Design and Development Standards**

##### **15.4.16.010 Availability of Adequate Public Facilities**

- 15.4.16.020 Unavailability of Adequate Public Facilities
- 15.4.16.030 Improvement Installations
- 15.4.16.040 Fees
- 15.4.16.050 Utility Connection
- 15.4.16.060 Sewage Facilities
- 15.4.16.070 Foundation Drains
- 15.4.16.080 Water Transfer
- 15.4.16.085 Street Improvements
- 15.4.16.090 Time Limitation for Completion
- 15.4.16.100 Conflict of Interest
- 15.4.16.110 Security for Improvements Required
- 15.4.16.120 Off Street Parking
- 15.4.16.130 Landscaping Regulations
- 15.4.16.140 Fencing and Clear Vision Area
- 15.4.16.150 Solid Waste Receptacle Areas
- 15.4.16.160 Site Reclamation
- 15.4.16.170 Hillside Development
- 15.4.16.180 Neighborhood Mailboxes

#### 15.4.16.130 Landscape Regulations

- A. Purpose
- B. Requirements for Single-family and Twin Home Residential Uses
- C. Requirements for Multi-family, Professional Office, Commercial and Industrial Uses
- D. Requirements for All Project Types
- E. Plan Review, Construction Inspection and Post-Construction Monitoring
- F. Links and References

#### A. Purpose

It is in the public interest to enhance, conserve, and stabilize property values by encouraging pleasant and attractive landscapes and surroundings, providing proper separations between uses, conserving public water resources and promoting water efficient landscapes. The purpose of this chapter is to protect and enhance the environmental, economic, recreational, and aesthetic resources in Spanish Fork by promoting attractive properties by establishing standards and practices for the design, installation and maintenance of water efficient landscapes throughout the City.

#### B. Landscape Requirements for Single-family and Twin Home Residential Uses

##### 1. Application

The landscape requirements that follow shall apply to all new and rehabilitated single-family and twin home residential landscapes. The following describes the general landscape design requirements for single-family and twin home residential uses.

- a. All single-family residential lots shall have the front yard, side-street yards for corner lots and park strips landscaped within one (1) year of receiving a certificate of occupancy. Interior side and back yards must be landscaped within two (2) years of receiving a certificate of occupancy.
  - b. All portions of a lot that are not improved with impervious materials must be landscaped within the above-described timelines. Weeds do not qualify as required landscaping.
  - c. Required landscaping shall be comprised of live plant material with an automated irrigation system. Water-conserving designs are encouraged (see Section 15-C-2. Water-Conserving Landscape Design Requirements for Single-family and Twin Home Residential Uses below for details).
  - d. No more than 70% of a lot shall be surfaced with impervious materials. No more than 60% of the front and side-street setback areas can be improved with impervious surfaces.
  - e. In order to ensure landscaping requirements are met, Spanish Fork City shall require applicants to provide a deposit with the construction of new homes. The deposit amount shall be determined in the City budget and will be returned to the property owner when the required front and side-street yard landscape has been installed. In the event that the required landscaping has not been installed within four (4) years after the certificate of occupancy has been issued, the deposit will be forfeited to the City.
2. Water-Conserving Landscape Design Requirements and Recommendations for Single-family and Twin Home Residential Uses
    - a. Water-conserving Landscape Design is Encouraged.

The Localscapes® Program, the Salt Lake City Plant List and Hydrozone Schedule 2013 prepared by Salt Lake City Public Utilities, and the Utah State University Center for Water-efficient Landscaping, shall be primary references for the design and installation of water-conserving plants and landscapes in Spanish Fork City (see Spanish Fork Water-Conserving Landscape Online Resource List at [www.spanishfork.org](http://www.spanishfork.org)). These and other resources included in the list offer user-friendly design ideas, recommendations, programs, examples and inspiration for the implementation of water-conserving landscapes for single-family and twin home uses, as well as those for and developer/contractor installed projects.
    - b. If size permits, the landscaped areas of the front yard, side and rear yards should follow Localscapes® five-step process as follows and as detailed in the Spanish Fork City Water-wise Landscape Design Elements & Principles Guidebook (2022) and the Localscapes® Program (see Spanish Fork Water-Conserving Landscape Online Resource List at [www.spanishfork.org](http://www.spanishfork.org)).
    - i. Create a central open space in the front and rear yards consisting of lawn, hardscape, groundcover, gravel or compacted mulch.
    - ii. Create smaller gathering areas constructed of hardscape shall be placed outside of the central open shape. In a landscape without lawn, gathering areas may function as the central open shape.
    - iii. Fill remaining areas with planting beds composed of water-conserving plants and water-efficient irrigation systems.
    - iv. Locate activity zones outside of the central open shape that are surfaced with materials other than lawn.

- v. Provide paths and walkways to link the different areas of the yard together. These should be constructed of hardscape, mulch, other groundcover or non-lawn materials.

**C. Landscape Requirements for Multi-family, Professional Office, Commercial and Industrial uses**

1. The following standards shall be required for all new and rehabilitated developer and contractor installed landscapes for the following project types:
  - a. Multi-family residential uses;
  - b. Professional Office and Non-residential or Non-commercial uses;
  - c. Commercial uses; and
  - d. Industrial uses.
2. The standards do not apply to single-family, twin home and similar residential uses (see Section C. General Landscape Requirements for Single-family and Twin Home Residential Uses).
3. The standards are not intended to conflict with other landscape requirements as defined by Utah law, including stormwater retention requirements and low-impact development guidelines. Notwithstanding these outdoor standards, whenever any requirement may conflict with Utah law, such conflicting requirements shall not apply.
4. No more than 30% of the required landscaping shall be irrigated turf grass. At maturity, all applicable landscapes are required to have enough plant material (perennials, decorative grasses, shrubs, groundcovers and similar) to create at least 50% living plant cover at maturity at the ground plane, not including tree canopies.
5. General design requirements, the following describes the general landscape design requirements for each type of use.
  - a. Multi-family Residential Uses
    - i. Minimum of 25% on-site landscapes as a percentage of total site area, except in the R-5 Zone where 20% on-site landscaping is required.
    - ii. Parking lots shall include landscape islands within the parking lot, with a minimum of 108 square feet of planter area for every 10 parking spaces. Required landscape islands shall encompass individual islands of landscaping and shall be at least six (6) feet wide. Required planter areas shall include Shade Trees, as identified on the City's approved Street and Shade Tree List (Appendix X), with a maximum spacing of 30 feet (see Section 12.08 Street Trees and Park Strip Design).
    - iii. Minimum 15-foot-wide planting area adjacent to all public streets, which shall include trees with a maximum spacing of 30 feet. The planting areas may be partially or completely within the street right-of-way area. The specific trees used shall be selected from the City's approved Street and Shade Tree List (Appendix X). On streets included in the Shade Tree Master Plan, the trees selected shall include the mix of trees as prescribed by the Plan. Street and Shade trees must be planted within 30 feet of the public street curb, and wherever possible, 50% of the required Street and Shade Trees must be planted in the park strip.
    - iv. A minimum 10-foot-wide planting buffer and a six (6) foot wall is required where any multi-family use abuts another property. An exception to the six (6) foot wall requirement may be granted if the Development Review Committee finds that the

- multi-family use and adjacent uses are designed to create an integrated campus-like environment. In such cases the planter area shall include shade trees are spaced a maximum of 30 feet apart.
- v. In cases where it is determined that the tree species in the approved Street and Shade Tree List (see Appendix X) would adversely impact utility lines and public infrastructure, the use of substitute tree species may be approved by the Community Development Director
  - vi. No more than 30% of the required landscaping shall be irrigated turf grass. At maturity, multi-family and non-residential landscapes are required to have enough plant material (perennials and shrubs) to create at least 50% living plant cover at maturity at the ground plane, not including tree canopies.
- b. Professional Office and Non-residential or Non-commercial Uses
- i. Minimum of 20% on-site landscaping as a percentage of total site area.
  - ii. Parking lots shall include landscape islands within the parking lot, with a minimum of 108 square feet of planter area for every 10 parking spaces. Required landscape islands shall be individual islands of landscaping and shall be at least six (6) feet wide. Required planter areas shall include Street and Shade Trees, as identified on the City's approved Street and Shade Tree List (Appendix X), with a maximum spacing of 30 feet (see Section 12.08 Street Trees and Park Strip Design for details).
  - iii. Minimum 15-foot-wide planting area adjacent to all public streets, which shall include trees with a maximum spacing of 30 feet. The planter area may be partially or completely within the street right-of-way area. The specific trees used shall be selected from the City's approved Street and Shade Tree List (Appendix X). In locations included in the Shade Tree Master Plan, the selected trees shall include the mix of trees as prescribed by the Plan. Street and Shade Trees must be planted within 30 feet of the public street curb wherever possible, with 50% of the required Street and Shade Trees required to be planted in the park strip.
  - iv. A minimum 10-foot-wide planting buffer is required where the site abuts a residential use or district. The planting buffer shall include trees with a maximum spacing of 30 feet. A six (6) foot wall shall be constructed where the site abuts a residential district. Where the use of the adjacent property is residential but zoned Commercial Office, Commercial 1, Commercial 2, Commercial Downtown, Urban Village Commercial, Business Park or Shopping Center, a solid fence (not chain link with slats or similar) may be constructed in place of the wall. In situations where adjacent sites are designed to function as an integrated campus, the Development Review Committee may consider alternatives to the six (6) foot wall.
  - v. In cases where it is determined that utilizing tree species found in the approved Street and Shade Tree List (Appendix X) would adversely impact utility lines, the use of substitute tree species may be approved by the Community Development Director.
  - vi. No more than 30% of the required landscaping shall be irrigated turf grass. At maturity, multi-family and non-residential landscapes are required to have enough plant material (perennials and shrubs) to create at least 50% living plant cover at maturity at the ground plane, not including tree canopies.

c. Commercial Uses

- i. Minimum of 15% on-site landscaping as a percentage of total site area.
- ii. Parking lots shall include landscape islands within the parking lot, with a minimum of 108 square feet of planter area for every 10 parking spaces. Required landscape islands shall be individual islands of landscaping and shall be at least six (6) feet wide. Required landscape islands shall include Shade Trees as identified on the City's approved list of Street and Shade Trees, with a maximum spacing of 30 feet.
- iii. Minimum of 15-foot-wide planter area adjacent to all public streets, which shall include one Street Tree for each 30 feet of frontage along all public streets. The specific trees used shall be selected from the City's approved Street and Shade Tree List (Appendix X). For sites included in the Shade Tree Master Plan, the trees selected shall include the mix of trees as prescribed by the Plan. Street and Shade Trees must be planted within 30 feet of the public street curb, and wherever possible 50% of the required Street and Shade Trees must be planted in the park strip.
- iv. A minimum 10-foot-wide planting buffer where the site abuts a residential use or district. The planting buffer shall include trees with a maximum spacing of 30 feet. A six (6) foot high wall shall be constructed where the site abuts a residential district. Where the use of the adjacent property is residential but zoned Commercial Office, Commercial 1, Commercial 2, Commercial Downtown, Urban Village Commercial, Business Park or Shopping Center, a solid Fence (not chain link with slats or similar) may be constructed in place of the Wall. Also, in situations where adjacent sites are designed to function as an integrated campus, the Development Review Committee may consider alternatives to the six (6) foot high wall.
- v. In cases where it is determined that utilizing tree species found in the approved Street and Shade Tree List (Appendix X) would adversely impact utility lines, the use of substitute tree species may be approved by the Community Development Director.
- vi. In order to ensure landscape requirements are met and City utilities are not damaged, Spanish Fork City shall require applicants to provide a deposit with the construction of each non-residential project valued at \$50,000 or more. The deposit amount shall be determined in the City budget and will be refunded to whomever paid the application fees containing that line item. If the required landscape cannot be installed prior to the issuance of the Certificate of Occupancy, a landscaping bond will be required for the estimated cost of installing the required landscape. Once the landscaping is complete and approved, the landscaping bond will be refunded to whomever paid it.
- vii. No more than 30% of the required landscaping shall be irrigated turf grass. At maturity, multi-family and non-residential landscapes are required to have enough plant material (perennials and shrubs) to create at least 50% living plant cover at maturity at the ground plane, not including tree canopies.

d. Industrial Uses

- i. Minimum of 10% on-site landscaping as a percentage of total site area.
- ii. Parking lots shall include landscape islands within the parking lot, with a minimum of 108 square feet of planter area for every 10 parking spaces. Required landscape islands areas shall be individual islands of landscaping and shall be at least six (6) feet wide.

- Required planting areas shall include Street and Shade Trees, as identified on the City's approved list of Street and Shade Trees, with a maximum spacing of 30 feet. The planter area may be partially or completely within the street right-of-way area.
- iii. A minimum 15-foot-wide planting area shall be located adjacent to all public streets, which shall include trees with a maximum spacing of 30 feet. The specific trees used shall be selected from the City's approved Street and Shade Tree List (Appendix X). On streets included in the Street and Shade Tree Master Plan, the selected trees shall include the mix of trees as prescribed by the Plan. Street and Shade Trees must be planted within 30 feet of the public street curb and, wherever possible, 50% of the required Street and Shade Trees must be planted in the park strip.
  - iv. A minimum of 10-foot-wide planting area and six (6) foot high wall are required where a site abuts a residential use or district. The planter area shall include trees with a maximum spacing of 30 feet.
  - v. In cases where it is determined that utilizing tree species found in the approved Street and Shade Tree List (Appendix X) would adversely impact utility lines, the use of substitute tree species can be approved by the Community Development Director.
  - vi. No more than 30% of the required landscaping shall be irrigated turf grass. At maturity, multi-family and non-residential landscapes are required to have enough plant material (perennials and shrubs) to create at least 50% living plant cover at maturity at the ground plane, not including tree canopies.
6. Water-Conserving Landscape Design Requirements for Multi-family, Professional Office, Public, Commercial and Industrial uses
- a. General Water-conserving Design Considerations
    - i. Plants selected for landscape areas shall be well-suited to the microclimate and soil conditions at the project site. Plants with similar water needs shall be grouped together as much as possible.
    - ii. Areas with slopes greater than twenty five percent (25%) shall be landscaped with deep-rooting, water-conserving plants for erosion control and soil stabilization. No turf grasses or overhead irrigation is allowed on slopes greater than 25%.
    - iii. Exemptions. Sports fields, turf play areas within parks, school grounds, golf courses and cemeteries may be deemed exempt from the landscape water allowance limitations of this chapter with approval by the Community Development Director. All other portions of this chapter shall apply.
    - iv. Mulch. After the completion of planting, all irrigated non-turf areas shall be covered with a minimum three-inch (3") to four-inch (4") layer of mulch to retain water, inhibit weed growth, and moderate soil temperature. Nonporous material shall not be placed under the mulch. Drip irrigation is required where turf grasses are not being utilized.
    - v. Soil Preparation. Soil preparation will be suitable to provide healthy growing conditions for the plants and to encourage water infiltration and penetration. Soil preparation shall include scarifying the soil to a minimum depth of six inches (6") and amending the soil with organic material as per recommendations of the landscape designer/ landscape architect based on the required soils report.
  - b. Plant Selection

The Localscapes® Program, the Salt Lake City Plant List and Hydrozone Schedule 2013 prepared by Salt Lake City Public Utilities, and the Utah State University Center for Water-efficient Landscaping shall be primary references for the design and installation of water-conserving plants and landscapes in Spanish Fork City (see Spanish Fork Water-Conserving Landscape Online Resource List at (add web/reference link).

c. Documentation

i. Landscape Plan Documentation Package

A copy of a landscape plan documentation package shall be submitted to and approved by the City prior to issuance of any permit. The landscape plan documentation package shall be prepared by a professional landscape architect. The irrigation plan shall be prepared by an irrigation designer certified by the Irrigation Association and/or a professional landscape architect.

ii. The landscape plan documentation package shall consist of the following items. A sample documentation set is provided in Appendix X.

a. Project Data Sheet. The project data sheet shall contain:

- project name and address;
- applicant or applicant agent's name, address, phone and fax number;
- landscape architects name, address, phone and fax number; and
- landscape contractor's name, address, phone.

b. Planting Plan: A detailed planting plan shall be drawn at an appropriate scale suitable for identifying the location of all plant materials.

c. Irrigation Plan: A detailed irrigation plan shall be drawn at the same scale as the planting plan and shall contain:

- layout of the irrigation system;
- a legend summarizing the type and size of all components of the system, including manufacturer name and model numbers;
- static water pressure in pounds per square inch (psi) at the point of connection to the public water supply;
- flow rate in gallons per minute and design operating pressure in psi for each valve and precipitation rate in inches per hour for each valve with sprinklers; and;
- installation details for irrigation components;
- inclusion of a WaterSense labeled smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities.

d. Grading Plan: A grading plan shall be drawn at the same scale as the planting plan and shall contain:

- property lines and street names, existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements, and
- existing and finished contour lines and spot elevations for the proposed site improvements.

- e. Soils Report: A soils report will be provided describing the depth, composition, and bulk density of the topsoil and subsoil at the site, in addition to recommendations for soil amendments. The planting plan shall incorporate the recommendations of the soils report into the planting specifications.
- f. Landscape Water Allowance: The Maximum Applied Water Allowance shall be calculated using the following equation:  $MAWA = (ETo) (0.62)(1.15)[(0.8 \times LA) + (0.3 \times SLA)]$ , where:
  - MAWA = Maximum Applied Water Allowance (gallons per year);
  - ETo = Reference Evapotranspiration (inches per year) as calculated from weather data at the closest available weather station. The ETO in the Spanish Fork region is 24.68;
  - 0.62 = Conversion Factor (to gallons);
  - 1.15= Delivery Inefficiency Factor (sprinkler system uniformity etc.);
  - 0.8 = ET Adjustment Factor (ETAF), plant factor or crop coefficient (.8 standard for cool season turf) LA = Landscape Area including SLA (square feet);
  - 0.3 = Additional Water Allowance for SLA. SLA = Special Landscape Area (square feet).
- g. Irrigation Schedule: A monthly irrigation schedule shall be provided that covers the initial 120-day plant establishment period adjusted for seasonal variations. This schedule shall consist of a table with the following information for each valve:
  - plant type (turf, trees, low water use plants);
  - irrigation type (sprinklers, drip, bubblers);
  - flow rate in gallons per minute;
  - precipitation rate in inches per hour (sprinklers only);
  - run times in minutes per day;
  - number of water days per week; and
  - cycle time to avoid runoff.

#### D. Landscape Requirements for all Project Types

##### 1. General Requirements

- a. All irrigation systems shall be appropriate for the designated plant material to achieve the highest water efficiency. Drip irrigation and bubbler systems shall be used in all landscape areas except those that contain lawn. Drip irrigation systems shall be equipped with a pressure regulator, filter, flush-end assembly, and any other appropriate components.
- b. Each irrigation valve shall irrigate landscaping with similar site, slope and soil conditions, and plant materials with similar watering needs. Lawn and planting beds shall be irrigated on separate irrigation valves. In addition, drip emitters and sprinklers shall be placed on separate irrigation valves.
- c. At least 3-4 inches of mulch, permeable to air and water, shall be used in planting beds to control weeds and improve the appearance of the landscaping.
- d. At maturity, single-family landscapes are recommended to have enough plant material (perennials and shrubs) to create at least 50% living plant cover at maturity at the ground plane, not including tree canopies.

- e. At maturity, multi-family and non-residential landscapes are required to have enough plant material (perennials and shrubs) to create at least 50% living plant cover at maturity at the ground plane, not including tree canopies.
- f. Lawn should not be installed in park strips, paths, or on slopes greater than 25% or 4:1 grade.

## 2. Trees

### a. Purpose

The planting and growth of healthy trees contribute to making Spanish Fork an attractive and healthy community. Planting the correct type of tree in the right setting is an important factor for ensuring Spanish Fork will continue to be an attractive and resilient city in the future. Landscape design and implementation practices are therefore required to ensure existing trees are preserved to the greatest degree possible, and that newly planted trees survive and thrive. This is particularly important for street trees and trees located in the highly-visible front yards of all properties in the city. The purpose of this section is to define permitted and prohibited trees for use in Spanish Fork and to identify the standards that apply to the selection and planting of correct trees in different locations.

### b. Tree Selection and Standards

Planting the right type of tree in the correct setting is an important factor for ensuring that Spanish Fork will continue to be an attractive and resilient city in the future. This is a function of the specific location where the tree is planted, and the size of the soil/planting area, as described below and detailed in the Spanish Fork Approved Street and Shade Tree List (Appendix X). In addition to those requirements, tree restrictions may be subject to requirements of other government agencies (UDOT, for example) and utilities with below and above-ground electrical, gas and cable services. In order to accomplish this, the following standards and practices shall be required.

- i. Selection and planting of street trees contained in the Spanish Fork Approved Street and Shade Tree List (Appendix X).
- ii. Existing trees should be preserved whenever possible.
- iii. When removing vegetation and plantings around the trunks and bases of existing trees when installing water efficient landscapes, special care should be taken to not damage the roots of existing trees.
- iv. Newly planted trees will need additional water during the first years of planting in order to become established. In addition to properly designed irrigation systems, other methods such as drip hoses and “gator bags” should be used to provide more water for new trees.
- v. Street trees shall be selected based on a combination of their approximate size at maturity, Tree Size at maturity as follow:
  - Large Trees – 45 feet tall or greater at maturity;
  - Medium Trees – 30 to 45 feet tall at maturity;
  - Small Trees – Less than 30 feet tall at maturity.
- vi. Nursery Stock Specifications - trees should be grown in a recognized nursery in accordance with good horticultural practice (American Association of Nurseryman

Standards, ANSI Z60.1, as amended, or similar). Trees should be healthy, vigorous stock grown under climatic conditions similar to the locality of the project and free of disease, insects, eggs, larvae, and defects such as knots, sun-scale, injuries, abrasions, or disfigurement.

vii. Minimum Tree Size: the minimum size of all deciduous trees shall be 2-inch caliper minimum, measured as provided in the American Association of Nurseryman Standards, ANSI Z60.1, as amended, or similar. Evergreen trees shall be not less than six (6) feet in height, measured from ground level, unless approved in writing by the Community Development Director.

viii. Permitted Trees - General

- Large Planting Areas: Select from the Large Tree List. Planting area width shall be a minimum of 10 feet wide, which is generally sufficient to accommodate large trees with maximum size, shade and energy conservation benefits, while providing space for root and branch growth that will not conflict with site features;
- Medium Planting Areas: Select from the Medium Tree List. Planting area width shall be at least 5 to 10 feet, which is generally sufficient to accommodate size trees while providing space for root and branch growth that will not conflict with site features;
- Small Planting Areas: Select trees from the Small Tree List. Planting area width shall be no smaller than 4 feet, which is considered the absolute minimum space necessary to accommodate small size trees.

c. Prohibited Tree List

i. See Prohibited Tree List (Appendix X).

d. Street Trees and Park Strip Design

i. See Spanish Fork Approved Street and Shade Tree List (Appendix X) and other requirements.

ii. Park strips shall be designed as part of the adjacent use and landscape treatment.

3. Other Standards, Requirements and Maintenance Considerations

a. Use of Artificial Turf as a Ground Cover Not Permitted

Artificial turf is a lawn substitute composed of individual artificial blades of grass that attempt to emulate natural turf in look and color. The use of artificial turf in park strips, front yards and side yards that are visible from the street does not meet the goals of creating an attractive and livable city and are not permitted.

b. Zero-scape Not Permitted

Zero-scape is a landscape design method that eliminates the need for irrigation water by eliminating plants from the landscape. Zero-scape landscapes are typified by yards and landscape areas covered with pavement, other paving and hardscape materials, gravel, rock and stone. Zero-scape landscapes treatments in park strips, front yards and side yards that are visible from the street do not meet the goals of creating an attractive and livable city and are not permitted in Spanish Fork City.

c. large shrubs at maturity shall be five (5) gallons when planted. All smaller shrubs, perennials and decorative grasses shall be a minimum of one (1) gallon size when planted.

- d. larger shrubs at maturity shall be five (5) gallons when planted. All smaller shrubs, perennials and decorative grasses shall be a minimum of one (1) gallon size when planted.
- e. Planting areas shall be separated from parking areas and driveways by a raised six (6) inch concrete curb.
- f. Landscaped areas shall be maintained in a neat, clean, and orderly condition. This includes the removal of litter, proper pruning, lawn mowing, weeding, dead-heading of perennial plants, fertilizing, replacement of dead plants, and regular watering of all landscaped areas.
- g. The Community Development Director may waive, at their discretion, the size requirements for required landscaping provided that the developer provides financial assurance that the landscaping will survive or be replaced after the first two growing seasons. Trees and bushes shall be replaced after the first two (2) growing seasons if they die or fail to reach the minimum required size by October 15 of the second year after the landscaping was installed and inspected by the City.

**E. Plan Review, Construction Inspection and Post-Construction Monitoring**

- 1. As part of the site plan or subdivision application, a copy of the required landscape plan documentation package shall be submitted to the city for review and approval before a permit shall be issued and construction begins .
- 2. All landscape plan documentation packages submitted must be stamped by a professionally licensed landscape architect (PLA). The irrigation plan must be prepared by and stamped by an IA certified irrigation designer or PLA.
- 3. All landscape irrigation systems should be installed by an IA certified irrigation contractor. The certified person representing the contracting firm shall be directly involved with the project and complete and document at least weekly site visits.
- 4. All installers, designers and auditors shall meet State and local license, insurance, and bonding requirements, and be able to show proof of such.
- 5. During construction, site inspection may be performed by the Community Development Department.
- 6. A guarantee of the installation of landscaping as approved shall be made to the City in the same manner as that required for any other required improvement by including in a bond, escrow or letter of credit, the estimated cost of the landscaping work at the time of building permit issuance, or is deemed satisfactory by the Planning Commission for all small developments, by means of a financial guarantee for landscaping remaining uncompleted at the time of application for final building inspection and power to panel and/or occupancy permit. Such financial guarantee shall specify the maximum length of time for completion of the remaining landscaping.
- 7. In order to ensure landscaping requirements are met and City utilities are not damaged, Spanish Fork City shall require applicants to provide a deposit with the construction of each non-residential project valued at \$50,000 or more. The deposit amount shall be determined in the City budget and will be refunded to whomever paid the application fees containing that line item. If the required landscaping cannot be installed prior to the issuance of the Certificate of Occupancy, a landscaping bond will be required for the estimated cost of

installing the required landscaping. Once the landscaping is complete and approved, the landscaping bond will be refunded to whomever paid it.

8. Spanish Fork City reserves the right to perform site inspections at any time before, during or after the irrigation system and landscape installation, and to require corrective measures if requirements of this chapter are not satisfied.

#### **F. Links and References**

See add reference or link for a comprehensive matrix and list of specific and relevant online websites, reports and references that to support this chapter of the Zoning Ordinance.

#### 15.4.16.140 Fencing and Clear Vision Area

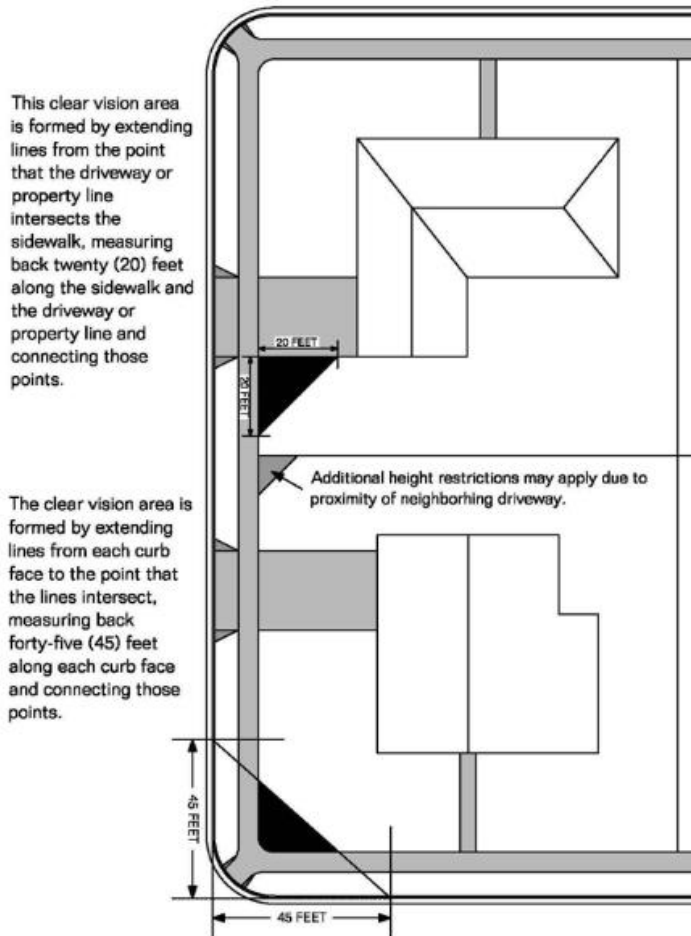
##### A. General Fencing Requirements

1. A Building Permit is required for all fences that are taller than three (3) feet. No fee is charged for Fence Permits unless the Permit is required by the Building Code.
2. The maximum height of a fence is six (6) feet in all zoning districts; fence pillars are not to exceed six and one-half (6 1/2) feet in height. The Council may waive the height requirement at its sole discretion.
3. The maximum height of a solid fence within the front yard setback area is three (3) feet. Substantially open fences such as chain link, or wrought iron may be four (4) feet high.
  - a. A residential lot with over two hundred (200) feet of frontage and that is a minimum of twenty thousand (20,000) square feet in areas, may obtain permission from the Community Development Director to locate a solid six (6) foot tall fence within a front yard. The fence must maintain a minimum setback of ten (10) feet from the front property line.
    - i. A fence located within the front yard setback shall not be located in front of the residence, but must be to the sides of the residence. Clear vision requirements shall still apply.
    - ii. No more than fifty (50) percent of the lot frontage shall have said fencing within the front yard setback.
      - ii. The area between said fencing and the property line shall be landscaped within one (1) year of installing said fencing.
4. Barbed wire fencing is allowed in A-E, R-R, I-1 and I-2 districts.
5. Razor wire and other similar type fencing are allowed in C-2, I-1 and I-2 districts when located above a height of six (6) feet, subject to DRC approval. Additional screening of any such fence with plant materials may be required.
6. Fences must be built with a minimum setback of three (3) feet around the following utilities: fire hydrants, water meters (culinary and irrigation), telephone pedestals, power boxes and cable boxes.

##### B. Restrictions for Clear Vision Area

1. The clear vision area is formed by extending lines from each curb face to the point that the lines intersect, measuring back 45 feet along each curb face and connecting those points. Fencing, planting and other obstacles are restricted within this area as follows:
  - a. No solid fence shall exceed a height of three (3) feet, measured from the curb. Open fences such as chain link and wrought iron may be as tall as four (4) feet in the clear vision area, measured from the curb.
  - b. Trees in park strips shall be pruned to maintain a clear area below 14 feet in height.
  - c. Trees on private property must be pruned to maintain a clear area below eight (8) feet in height.
  - e. Other site obscuring obstacles of that are three (3) feet or taller may not be placed in the clear vision area.
2. A second clear vision area is also required at each driveway or where the rear of a corner lot adjoins an interior lot's driveway. This clear vision area is formed by extending lines from the point that the driveway or property line intersects the sidewalk, measuring back 20 feet along

the sidewalk and the driveway or property line and connecting those points. The same restrictions for landscaping, fencing and obstacles apply in this area.



#### 15.4.16.150 Solid Waste Receptacle Areas

Multi-family dwellings, and non-residential uses shall provide solid waste receptacle areas screened on three (3) sides with a masonry wall having a height at least one (1) foot above any receptacle or container. A steel site-obscuring gate at least six (6) feet in height is required. This requirement may be waived or modified by the DRC when it is determined that a “roll-out” residential style container is sufficient for the type of operation proposed, or, the screen wall requirement may be waived when solid waste receptacle areas are sufficiently screened or otherwise located within the project to not be visible by or adversely impact adjoining properties.

## 12.08 Street Trees and Park Strip Design

- A. Intent
- B. Applicability
- C. Park Strip Design
- D. Permitted Trees in Park Strips
- E. Street Tree Requirements
- F. Shade Tree Commission
- G. Violations

### A. Intent

To establish consistent and appropriate planting of trees and plant materials within public street rights-of-way to create a verdant and attractive tree canopy, provide environmental benefit and establish a unified sense of identity for all new streets.

### B. Applicability

The requirements herein apply to all new development requiring regulating plan approval.

### C. Park Strip Design

1. See Section 15.4.16.130 Landscape Regulations for landscape submittal and design requirements.
2. The design and treatment of all park strips associated with any property or project shall be addressed as part of the overall landscape design of the associated property.

### D. Permitted Trees in Park Strips

1. See the Spanish Fork approved Street and Shade Tree List (Appendix X) for street trees permitted in park strips. Note that the selection of trees should be based on the size of the trees (small, medium and large) as determined by the width of the park strip.
2. All other trees are prohibited in the park strip.

### E. Street Tree Requirements

1. No tree may be planted within thirty feet (30') of intersecting sidewalk corners.
2. No tree may be planted within ten feet of any water meter, electric meter, junction box, transformer, other electrical facility, or utility pole.
3. Only small trees should be planted in any area where the potential exists that limbs may grow into power or phone lines. Trees which interfere with public utilities will be trimmed at the owner's expense.
4. Clear Branch Height: Minimum clear branch height is eight feet (8').
5. Street Tree Spacing: Street trees shall be planted as follows:
  - a. Number: each lot is required to have one tree for every thirty feet (30') of street frontage with a minimum of one street tree per street frontage.
  - b. Spacing: Large Trees must be spaced a minimum of thirty (30) and a maximum of sixty feet (60') on center.
  - c. Medium Trees must be spaced a minimum of twenty (20) and a maximum of thirty feet (30') on center.
  - d. Placement: no trees may be planted closer to any curb or sidewalk than as follows unless a permeable surface is provided:

- i. Small and Medium Trees: three feet (3');
- ii. Large Trees: four feet (4').
- e. Limited distance between curb and sidewalk: Where the distance from the back of the curb to the edge of the right-of-way or property line is less than nine feet (9') with a sidewalk, applicant shall work with the City staff to determine the appropriate tree species.
- f. The Community Development Director or their designee may waive the street tree requirement in park strips less than six feet (6').
- 6. Tree wells and grates: In commercial districts, where the sidewalk extends from the back of curb to the property line, tree wells shall be utilized.
- 7. For tree wells adjacent to sidewalks five feet (5') in width or less, an open pit is not permitted. The opening must be covered with a tree grate or pervious pavement.
- 8. The opening in a tree grate for the trunk must be expandable.

**F. Shade Tree Commission**

(Ord. No. 16-98, Enacted, 12/01/1998) (Ord. 05-07, Repealed 12.08.030, February 20, 2007)

**G. Violations**

Any person violating 12.08.010 or 12.08.020 of this chapter shall be guilty of a Class C Misdemeanor. Removal of the offending tree shall be grounds for dismissal of any charges. (Ord. No. 16-98, Enacted, 12/01/1998)

#### 15.1.04.020 Definitions

**“Activity Zones”**: a Localscapes® design principle that establishes specific areas of the home landscape for recreation or similar functions such as storage areas, fire pits, vegetable gardens and play areas (see Localscapes®).

**“Active Recreation Areas”**: areas of the landscape such as parks, sports fields and play areas dedicated to active play, where lawn is an appropriate landscape surface.

**Artificial Turf**: A ground cover or surface consisting of synthetic fibers made to look like natural grass.

**“Central Open Space”**: a Localscapes® design principle that establishes specific areas of the home landscape as unobstructed focal point and a primary use area.

**“Certified Irrigation Designer”**: a person certified by the Irrigation Association to prepare irrigation system designs, and/or a Professionally Licensed Landscape Architect (PLA) in the State of Utah.

**“Drought Tolerant Plant”**: a plant that can survive without irrigation for limited periods of time. The application of supplemental irrigation water may be desirable during extended drought periods for improved appearance, disease resistance and survival rates (see Non-Drought Tolerant Plant).

**“Evapotranspiration”**: the quantity of water evaporated from adjacent soil surfaces and transpired by plants during a specific time, expressed in inches per day, month or year.

**“Evapotranspiration Rate (ETo)”**: the amount of water lost from a cropped surface during the growing season as expressed in inches. For the purposes of this ordinance, ETo reflects the 30-year average for the Spanish Fork area during the 8-month growing season March through October, which is 24.68.

**“Gathering Areas”**: a Localscapes® design principle that establishes specific areas of the home landscape as patios, gazebos, arbors, decks, and similar spaces suitable for congregating and gathering.

**“Ground Cover”**: material planted in such a way as to form a continuous cover over the ground that can be maintained at a height not more than twelve inches (12”).

**“Hardscape”**: durable and generally hard landscape materials such as concrete, wood, pavers, stone and compacted crushed stone.

**“Irrigated Landscape Area”**: all portions of a development site to be improved with planting and irrigation. Natural open space areas shall not be included in the irrigated landscaped area.

**Landscape Irrigation Auditor:(LIA)**: A person certified by the Irrigation Association to conduct a landscape irrigation audit.

**“Landscape Water Allowance”**: for design purposes this is the upper limit of annual applied water for the established landscaped area. It is based upon the local reference evapotranspiration rate, the ETo adjustment factor and the size of the landscaped area.

**“Lawn”**: ground that is covered with grass or turf that is regularly mowed and irrigated (see Turf).

**“Localscapes®”**: a water-conserving design approach developed by Utah horticulturists, landscape architects, landscape experts, irrigation experts and members of the water industry that simplifies water-conserving design into a five-step process that is easy to implement by non-professionals and appropriate for use in Utah. Localscapes® is supported by the Spanish Fork City and is particularly appropriate for single-family and similar residential, twin home and similar yards and landscapes (see Water-conserving Landscape, Water-wise Landscape and Xeriscape).

**“Mulch”**: any material such as bark, wood chips, crushed stone, chat or similar materials left loose and applied to the soil for the purpose of preventing evapotranspiration.

**“Park Strip”**: a typically narrow landscaped area located between the back-of-curb and sidewalk or fence line in cases where no sidewalk exists. The application of water-conserving landscape treatments are generally encouraged in such locations.

**“Paths and Walkways”**: a Localscapes® design principle that establishes specific areas of the home landscape as routes that link other landscape areas and features.

**“Planting Bed”**: a Localscapes® design principle that establishes portions of the home landscape for the planting of regionally-appropriate and water-conserving plants, trees, shrubs, perennials, ornamental grasses and groundcovers.

**“Turf”**: ground that is covered with grass or lawn that is regularly mowed (see Lawn).

**“Water-conserving Landscape”**: see Water-wise Landscape and Xeriscape.

**“Water-conserving Plant”**: a plant that uses less water than standard plants.

**“Water-wise Landscape”**: (see Localscapes®, Water-conserving Landscape and Xeriscape)

**“Xeriscape”**: a type of landscape design that reduces the need for water. Xeriscape is also known as Water-conserving and Water-wise landscape design that is permitted and encouraged in Spanish Fork City. Localscapes® is a type of xeriscape design (see Localscapes®, Water-conserving Landscape and Water-wise Landscape).

**“Zero-scape”**: a type of landscape design that eliminates the need for irrigation water by eliminating plants from the landscape and utilization of gravel, rock and stone in place of plants (see Localscapes®, Water-conserving Landscape, Water-wise Landscape and Xeriscape).

attachments: Street and Shade Tree List  
Residential Guidebook